

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

**W10a - Th6a - F6a**

Appeal filed:	12/17/1998
Substantial issue found:	02/03/1999
First Commission action:	12/14/2000
Court remand:	12/14/2008
Second Commission action:	12/11/2009
Staff report prepared by:	M. Watson
Staff report approved by:	D. Carl
Staff report date:	03/21/2014

CDP APPLICATION HEARING

Application Number: A-3-SNC-98-114 (Monterey Bay Shores Resort)

Applicant: Security National Guaranty, Inc. (SNG)

Project Location: Undeveloped dune area seaward of Highway One between Fort Ord Dunes State Park and the Monterey Peninsula Regional Park District's Eolian Dunes Preserve in the City of Sand City, Monterey County.

Project Description: Division of a roughly 40-acre dune parcel into three parcels and construction of an approximately 1.34 million square-foot mixed-use residential and visitor-serving development, including 184 hotel rooms, 184 condominium units (92 residential and 92 visitor-serving residential units (akin to condo-hotel units)), restaurant, conference center, hotel and residential courtyards, spa, garden, 3 swimming pools, and surface and underground parking for 947 vehicles. The project also includes some 680,000 cubic yards of grading (385,000 cubic yards of which would be disposed), including building up and extending dune areas, 15.6 acres of dune habitat restoration, public access trails and amenities, utility extensions and infrastructure, and related development (i.e., emergency road access road, tunnel access to resort, signs, fences, lights, trails, etc.).

File Documents City of Sand City Local Coastal Program (LCP); City of Sand City LCP amendments 2-97 and 1-93; A-3-SNC-98-114 Administrative Record.

Staff Recommendation: Approval with Conditions